

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
APRIL 8, 2004

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, April 8, 2004**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning at **12:30 P.M.**

❖ **TRANSPORTATION ITEMS**

Metropolitan Planning Organization (MPO)

1. FHWA and FTA representatives will be here to provide a final report on the UPWP certification review.
2. Transportation Plan Update Schedule.

❖ **PLANNING COMMISSION ITEMS**

3. Approval of March 11, 2004 and March 25, 2004 meeting minutes.

❖ **SUBDIVISION ITEMS**

Items 4-1 to 4-11 A & B may be taken in one motion unless there are questions or comments.

4. Consideration of Subdivision Committee recommendations from the meeting of April 1, 2004. Bill Johnson, Darrell Downing, Ed Sunquist, Elizabeth Bishop, and Bob Hernandez present. David Wells, and James Barfield absent. Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 4-1 (SUB2004-31) Approved, vote 4-0; Agenda Item 4-2 (SUB2004-27) Approved, vote 4-0;
Agenda Item 4-3 (SUB2004-32) Approved, vote 3-0; Agenda Item 4-4 (SUB2004-34) Approved, vote 5-0;
Agenda Item 4-5 (SUB2004-35) Approved, vote 5-0; Agenda Item 4-6 (SUB2004-36) Approved, vote 3-2;
Agenda Item 4-7 (SUB2004-37) Approved, vote 5-0; Agenda Item 4-8 (SUB2004-28) Approved, vote 4-0;
Agenda Item 4-9 (SUB2004-29) Approved, vote 4-0; Agenda Item 4-10 (SUB2004-30) Approved, vote 3-1;
Agenda Item 4-11 A & B (DED2004-10) (DED2004-11) Approved, vote 4-0;
Agenda Item 5-1 (VAC2004-10) Approved, vote 5-0; Agenda Item 5-2 (VAC2004-11) Approved, vote 5-0;
Agenda Item 5-3 (VAC2004-09) Approved, vote 5-0;

- 4-1. **SUB2004-31 – One-Step Final Plat – PRAIRIE MEADOW ESTATES ADDITION, located on the south side of 79th Street South and the west side of 135th Street West.**

Engineer: CED, P.A.

Acreage: 132.5

Total Lots: 27

- 4-2. **SUB2004-27 – One-Step Final Plat –MONIQUE’S ADDITION, located south of Kellogg, west of 143rd Street East.**

Engineer: Moehring and Associates

Acreage: .80

Total Lots: 1

- 4-3. **SUB2004-32 – One-Step Final Plat – BANUELOS ADDITION, located north of 29th Street**

North, west of Broadway.

Engineer: Armstrong Land Survey, P.A.
Acreage: 2.83
Total Lots: 3

4-4. SUB2004-34 – One-Step Final Plat – THE WATERFRONT THIRD ADDITION, located north of 13th Street, east side of Webb Road.

Engineer: MKEC Engineering Consultants, Inc.
Acreage: 6.36
Total Lots: 2

4-5. SUB2004-35 – One-Step Final Plat – SHADY RIDGE ADDITION, located south of Central, east of Ridge Road.

Engineer: MKEC Engineering Consultants, Inc.
Acreage: 14.58
Total Lots: 36

4-6. SUB2004-36 – One-Step Final Plat – FONTANA ADDITION, located on the north side of 29th Street North and the east side of 119th Street West.

Engineer: PEC, P.A.
Acreage: 137.5
Total Lots: 276

4-7. SUB2004-37 – One-Step Final Plat – SAVANNA AT CASTLE ROCK RANCH TENTH ADDITION, located west of 143rd Street East and north of 13th Street North.

Engineer: PEC, P.A.
Acreage: 16.4
Total Lots: 15

4-8. SUB2004-28 – One-Step Final Plat – VOEGELI ADDITION, located south of Central, on the west side of Maize Road.

Engineer: Baughman Company, P.A.
Acreage: 1.59
Total Lots: 1

4-9. SUB2004-29 – One-Step Final Plat – AUBURN HILLS COMMERCIAL THIRD ADDITION, located east of 135th Street West, on the south side of Maple Street.

Engineer: Baughman Company, P.A.
Acreage: 4.82
Total Lots: 1

4-10. SUB2004-30 – One-Step Final Plat – SISTERS OF ST. JOSEPH SIXTH ADDITION, located east of Hillside, on the south side of Lincoln (extended).

Engineer: Baughman Company, P.A.
Acreage: 5.2
Total Lots: 2

4-11 A & B.

DED2004-10: Contingent Dedication of Street Right-of-Way; and

DED2004-11: Dedication of a Utility Easement. Located on the east side of Sheridan, north of Ninth Street.)

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

❖ PUBLIC HEARING — VACATION ITEMS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 5-1 to 5-3 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 5-1. VAC2004-10 – Request to Vacate Portions of Multiple Platted 25-foot Setbacks, located northwest of 123rd Street East and 21st Street North.**
- 5-2. VAC2004-11 – Request to Vacate a Portion of a Platted Setback, Drainage and Utility Easement, located between 21st Street North and 29th Street North, east of Woodlawn.**
- 5-3. VAC2004-09 – Request to Vacate a Utility Easement and Utility/Drainage Easement, located north of Douglas, West of Meridian (on the northeast corner of Mt. Carmel and Sheridan).**

❖ PUBLIC HEARING — ZONING ITEMS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

- 6.** Case No.: CON2003-48
Request: Conditional Use for community assembly on property zoned “SF-5”
Single-family Residential
General Location: On the south side of 13th Street North approximately 1/4 mile east of
Ridge Road
District Advisory Board: Five heard on January 5, 2004
Presenting Planner: Dale Miller

MAPC DEFERRED JANUARY 8, 2004, and MARCH 11, 2004

- 7.** Case No.: ZON2003-66
Request: Zone change from “SF-5” Single-family Residential to “LC” limited
Commercial with a Protective Overlay
General Location: At the southwest corner of east Central and Ellson Street
District Advisory Board: Two heard April 5, 2004
Presenting Planner: Bill Longnecker

MAPC DEFERRED JANUARY 8, 2004, and FEBRUARY 19, 2004

- 8.** Case No.: ZON2004-04
Request: Zone change from “RR” Rural Residential to “LI” Limited Industrial

General Location: At the northwest corner of Highway 254 and 127th Street East
Presenting Planner: Dale Miller

MAPC DEFERRED MARCH 11, 2004

9. Case No.: CON2004-09
Request: Sedgwick County Conditional Use for bed and breakfast on property
zoned "RR" Rural Residential
General Location: One-fourth mile north of 79th Street South on the west side of Greenwich
Road
Member City: Derby Planning Commission heard April 1, 2004
Presenting Planner: Donna Goltry

10. Case No.: ZON2004-08
Request: Zone change from “TF-3” Two-family Residential to
“GO” General Office
General Location: On the northeast corner of Clifton and Bayley
District Advisory Board: Three heard on April 7, 2004
Presenting Planner: Scott Knebel
11. Case No.: CUP2004-06 DP219 Amendment #1
Request: Amendment to The Auburn Hills Commercial Community Unit Plan
General Location: On the southeast corner of 135th Street West and Maple
Presenting Planner: Bill Longnecker
12. Case No.: CON2004-12
Request: Conditional Use for fire station on property zoned “SF-5”
Single-family Residential and “LC” Limited Commercial
General Location: At the northwest corner of Chautauqua and 21st Street North
Presenting Planner: Dale Miller
13. Case No.: ZON2004-07
Request: Amendment to Covenant #28 to eliminate Provision #5 which limits signs
to those permitted in the “GO” general Office zoning district in order to
allow a sign for a carpet store of a size permitted by the underlying “LC”
Limited Commercial zoning
General Location: North of Maple and west of Ridge Road
Presenting Planner: Scott Knebel
14. Other matters/adjournment.

John L. Schlegel Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission